

Minutes of the Veneta Planning Commission

March 30, 2009

Present: Chairman James Eagle Eye, Len Goodwin, Jim Bruvold, Lily Rees and Estelle Sweet

Others: Ric Ingham, City Administrator; Zac Moody, Assistant City Planner; Brian Issa, Community Services Director; and Darci Henneman, Assistant City Recorder

I. REVIEW AGENDA

Chairman James Eagle Eye called the Veneta Planning Commission to order at 7:00 p.m. and reviewed the agenda.

II. PUBLIC COMMENT

None

III. APPROVAL OF MINUTES

MOTION: Jim Bruvold made a motion to approve the minutes of November 3, 2008. Len Goodwin seconded the motion which passed with a vote of 5-0.

MOTION: Jim Bruvold made a motion to approve the minutes of February 2, 2009. Lily Rees seconded the motion which passed with a vote of 5-0.

IV. PUBLIC HEARING

City of Veneta Public Swimming Pool Site Plan Review, (SR-3-09) and Conditional Use Permit (CUP-1-09)

1. Chairman James Eagle Eye opened the Public Hearing at 7:02 p.m.
2. Declaration of Conflict of Interest or Ex-Parte Contacts: None
3. Staff Report

Zac said the property is located at 25190 E. Broadway adjacent to the water treatment plant. He said the property is developed with the Broadway Park, Veneta Community Center parking and the existing swimming pool which is out of service. He said the property is zoned Public Parks & Facilities and is surrounded by general residential zoned properties.

Zac reviewed the approval criteria. He said staff chose to file the conditional use permit, even though it was a replacement for the pre-existing swimming pool because the code was not clear on whether it was required. He said the general Site Plan includes existing use of Broadway Park with the pool. He said if final drawings will be submitted, staff may amend the site plan to include the dimensions as an amendment of the pool and buildings when the final drawings are available. He said the Site Plan addressed all code requirements with specific conditions.

Brian said the Oregon Parks and Recreation Department has \$750,000 in grant funds available. He said he and Kristen Kelley, the grant writer, have been working on a grant application to submit. He said one requirement of the application is final site plan approval by the Planning Department. He said an Environmental Assessment for the site is also a large piece of the puzzle to be turned in this week. He said grant funding results will not be available until August.

Brian said the preliminary design Request for Proposals (RFP) for the pool closed on February 24, 2009. He said five proposals were received and Robertson Sherwood was awarded the contract. He said their proposal was in the middle of the road as far as cost and included a full design and construction documents. Brian is hopeful the drawings and plans will be completed about the same time as the Oregon Parks and

Recreation Department grant funds will be available. He said the Pool Committee is working on raising more funds which are needed.

In response to a question from Lily Rees, Brian said there are other cities applying for the grant funds. He said a 20% match is required. He said with the City putting up 1 million dollars and the bond measure for another million dollars, we hope to be awarded the entire \$750,000 in grant funds.

He and Kristen Kelly attended a grant workshop in Salem. He said there were several projects vying for the grants funds but we are one of the bigger projects. He said there are smaller projects, i.e., skate parks, restrooms. He said staff is hopeful we are awarded a large amount of grant funds like we received for the purchase of the TSP fields. Brian said the pool committee clocked in over 500 hours going door to door to Veneta residents delivering materials to get the bond measure passed. The committee has received strong community support with letters of support from the Fern Ridge School District, Lane County Fire District No. 1, Fern Ridge Community Library as well as many citizens.

Zac said he received one public comment for tonight's public hearing on the pool and it was in favor of construction of the new pool but indicated she would like the pool to be covered. Zac reviewed minor changes and clarifications from Legal Counsel. Staff is requesting approval of a Site Plan Review and Conditional Use Permit for the 5.22 acre parcel identified as Tax Lot 1800 of Lane County Assessor's map 17-05-31-23.

4. Public Testimony: None

5. Chairman James Eagle Eye closed the public hearing at 7:14 p.m.

6. Questions from the Veneta Planning Commission

In response to a question from Jim Bruvold, Brian said Well 4 is located behind the Community Center and is included in the Site Plan. He said an upgrade to Well 4 will not be required. He said a main water line from Broadway through the parking lot serves the Community Center and the swimming pool.

Zac said the final designs will include a more detailed map of the area.

Len Goodwin said it was a good idea that the City follows the same practices that we require from developers.

Brian said the code is very clear that the City is exempt from paying SDCs.

Ric said it was a surprise to staff that the exemption has been in the municipal code for quite some time.

MOTION: Len Goodwin made a motion to approve the City of Veneta Public Swimming Pool Site Plan Review, (SR-3-09) and Conditional Use Permit (CUP-1-09). Jim Bruvold seconded the motion which passed with a vote of 5-0.

V. ADMINISTRATIVE DECISIONS :

A. Temporary Use Permit/Renewal - Tom's Courtyard

Zac said staff approved a Renewal of a Temporary Use Permit for Tom's Courtyard to operate a Saturday market.

B. Hayden Homes 3 lot partition

Zac said this 3 lot partition has been completed and the Final Plat has been signed.

- C. Update on requested Quarter and Yearly Planning Report
Zac said the Planning Reports will be provided to the Planning Commission at the May 4, 2009 meeting.

VI. OTHER

- A. Reminder: Joint Council/Planning Commission meeting on April 13, 2009 at 5:30 p.m. to discuss Downtown Code Amendments

Brian said he and Zac have been working with Scott Siegel with TGM to get staff's changes implemented into the draft code. Staff would like to have the code updates to the Council and Planning Commission one week prior to the April 13, 2009 Joint Work Session and will include a memorandum from Scott Siegel addressing how and why the changes are needed.

Zac said staff will be working with an architect and TGM to assist the City on how the downtown redevelopment projects will be combined with one another and meet code updates. The projects include the LTD Transit Center, Fern Ridge Service (Senior) Center and the St. Vincent De/Paul mixed-use building.

Brian said the City would like to retain the services of an architect to oversee and coordinate the three downtown projects. He said because each project will have a separate architect, staff would like to see the three projects come together with some kind of design consistency. He said the LTD Transit Center originally was going in the triangle property at Luther Lane and Territorial Road but it was decided to locate the transit center more centrally downtown in the Broadway area. Brian said the Downtown Master Plan and a code audit identified the hurdles and opportunities within the code. Brian said staff realized that basic model language was needed and would prevent the worse case scenario but currently the code doesn't foster a particular style or continuity. He said Rowell Brokaw Architects will provide design and coordination to blend all three projects together and try to refine the architectural elements that will define the downtown area. He said a design review process will be developed and staff will get the Planning Commission's ideas on how to move forward. He said the Council and Commission will review the downtown code updates April 13, 2009 at a Joint Work Session.

Zac said staff has put the code updates for hillside standards and sign codes on the back burner until the downtown code revisions are completed. He said Scott Siegel has narrowed down the scope of work. Many of the technical updates will be done now but larger, more complicated changes will be left for later revisions.

In response to a question from Len Goodwin, Brian said there will be open house meetings and public hearings on the Fern Ridge Service (senior) Center before the Planning Commission and City Council after the Joint Work Session on April 13. He said one more joint work session will be completed prior to taking the final change to the Planning Commission.

Zac said there are a lot of materials to review, which are located on different links on the City's website. He said he would email the links to the Planning Commissioners so they could review the Downtown Master Plan, Code Audit and "Next Steps and Strategies" document prior to the Joint Work Session on April. 13, 2009.

Brian said staff sent the Tree Code update to LUBA. He said Bill Kloos, the attorney for Frontier Investments filed a notice of intent to appeal and has two weeks to file the appeal. He said he will keep the Planning Commissioners updated on this matter.

Brian said staff, on behalf of the City, applied for TGM grant funds for a Corridor Study of Highway 126 from Ellmaker Road to the City limits at Huston Road. He said a portion of this stretch of Highway is owned by Lane County. He said the results of the study would provide a Refinement Plan that includes the intersections of Territorial Highway/Highway 126 and Huston Road/Highway 126. He said the Territorial Highway and Highway 126 intersection is the entrance corridor and/or gateway to the City. He said right-of-way issues and consolidating commercial use along Highway 126 are problems to be worked out. He said ODOT would like to coordinate the entrances/exits on this stretch of Highway 126 so property owners would not have to consult them for future development on Highway 126. Brian said the grant application has already been adopted by the City and Lane County. He said matching funds of \$6,000 to \$8,000 have already been met by way of staff time. Brian said Ric will be discussing these issues with the Lane County Board of Commissioners tomorrow.

In response to questions from Len Goodwin, Ric said in response to Highway 126 west of Greenhill Road, we've made numerous attempts to get a corridor study for that stretch of Highway 126 on the State's stimulus list. He said this portion of Highway 126 was on the re-authorization federal stimulus list and he is hopeful it will be included in the United Front campaign. He said staff was disappointed that during the preliminary discussions with ODOT the scoping project came in at 2 million dollars. The final project cost estimate from ODOT raised the amount to 4.5 million dollars. He said the requesting party is responsible for a 10% match. He said staff is working on getting the matching federal grant dollars. Ric said he wasn't sure whether or not he would be attending the April 9, 2009 meeting as a West Eugene Collaborative partner.

Brian said the Park Board Easter egg hunt will be Saturday April 10, 2009 at the Broadway Park. He said Earth Day will be Saturday, April 25, 2009 at the Bolton Hill Sports fields. He said locally grown beef burgers will be served by the Kiwanis and the Farmers' Market will be there along with EPUD and Neighbors 4 Responsible Growth (N4RG) to demonstrate the use of rain barrels for rain harvesting.

Brian said staff has been working with consultants on updates to the Water and Wastewater Master Plan. He said they are also working on an update to the sub-plan of the Stormwater Master Plan for the Coyote Creek drainage. He said adoption of the CIP study will provide different scenarios of what action would create what reaction. He said County property outside City limits is also involved.

In response to a question from Len Goodwin, Brian said the DEQ established a TMDL for the Long Tom River. He said DEQ has worked with City staff and created a matrix on how to address ecoli, water temperature and humidity.

Zac said the City is working on a grant application for the Territorial Sports Field for up to \$15,000 in grant funds offered through Frosted Flakes.com. He said the funds would be used to rebuild the backstops and to resurface the fields. He said there are no specific plans to-date but there is a lot of work to be done to make the fields safer. He said half the scoring for the grant is based on public support. He would like to get as many people to log on Frosted Flakes.com to vote for the Territorial Sports Complex project. He plans to work with the West Lane News and provide a laptop computer at the Earth Day celebration to provide a computer for people to vote.

Lily Rees said State Farm Insurance Company sponsors a grant through Hamburger Helper.

Brian said there is a new display in the lobby at City Hall. He said a weather station has been mounted on flag pole at City Hall and the solar panels have been installed on the northeast corner of the City Hall parking lot. He said the solar project was funded entirely by EPUD in order to encourage the use of solar power.

In response to a question from Len Goodwin, Brian said he wasn't aware of the state's allocations for energy block grants. Len Goodwin said the State of Oregon is getting 88 million dollars. He said the 10 top cities get specific allocations and the remaining grant funds go to the Department of Energy (DOE). Len Goodwin said more than likely the funds will be for public buildings and not private homeowners.

VII. ADJOURN

Chairman James Eagle Eye adjourned the Veneta Planning Commission at 7:50 p.m.

James Eagle Eye, Chairman

ATTEST:

Darci Henneman, Assistant City Recorder